



Costco - Membership Warehouse Club

Hayes

CLIENT:	Costco
LOCATION:	Hayes Road, Hayes, West London
DESCRIPTION:	136,500 sq ft Membership Warehouse Club
VALUE:	£41 million

Kier was selected ahead of stern competition as preferred developer by the London Borough of Hounslow Council.

Phase I comprised relocating the historic market onto a new site. A new 100,000 sq ft fruit and vegetable hall and a 38,000 sq ft flower hall were constructed and in exchange Kier took ownership of the former market site.

Working alongside the Council, Kier secured planning consent for a Costco membership warehouse club by negotiating a change of use from employment uses to 'Sui Generis'. Consent was granted for a 136,500 sq ft warehouse with 550 car parking spaces. Kier also worked closely with Wimta (market tenants association) who represent in excess of 100 tenants to enable the Costco use on the site.



The building was forward funded at a price of £41m.

A key element of delivering this site was the extensive Section 278 Highway improvements to Hayes Road and Southall Lane.

The residual phases included a 180,000 sq ft data centre and a speculative Trade City development of 56,000 sq ft in 9 terraced units.